



Woodland Way, Ongar, CM5 9ES

* NEW TO THE MARKET * VILLAGE LOCATION * THREE BEDROOMS * SEMI DETACHED HOUSE * PARKING FOR TWO VEHICLES * QUIET CUL DE SAC * SHORT WALK TO HIGH STREET *

Millers Lettings are delighted to offer this well-presented three-bedroom semi-detached home, ideally located just seconds from Chipping Ongar Primary School. The property offers generous accommodation throughout, including three well-sized bedrooms and a modern family bathroom upstairs. On the ground floor, there is a welcoming lounge, a spacious kitchen/dining room ideal for family living and entertaining, and a bright conservatory that opens out onto the rear garden, which also features a useful shed. Woodland Way is a popular and sought-after location in Ongar, just a short walk from the High Street with its wide variety of shops, cafés, and eateries, as well as access to excellent local amenities and schools. This home is perfect for families looking to settle in a convenient and well-connected area.

** The property is AVAILABLE from the 31ST MAY 2025 on an UNFURNISHED BASIS **

Offering the best of countryside living with close proximity to shops, cafes and places to eat, Ongar is a charming rural village with direct road links, including the A414 for Epping, Chelmsford and the M11 at Hastingwood. In addition the property is well placed in the heart of Ongar, along with the local sports centre and swimming pool plus lots of countryside and farmland for walks & recreation.



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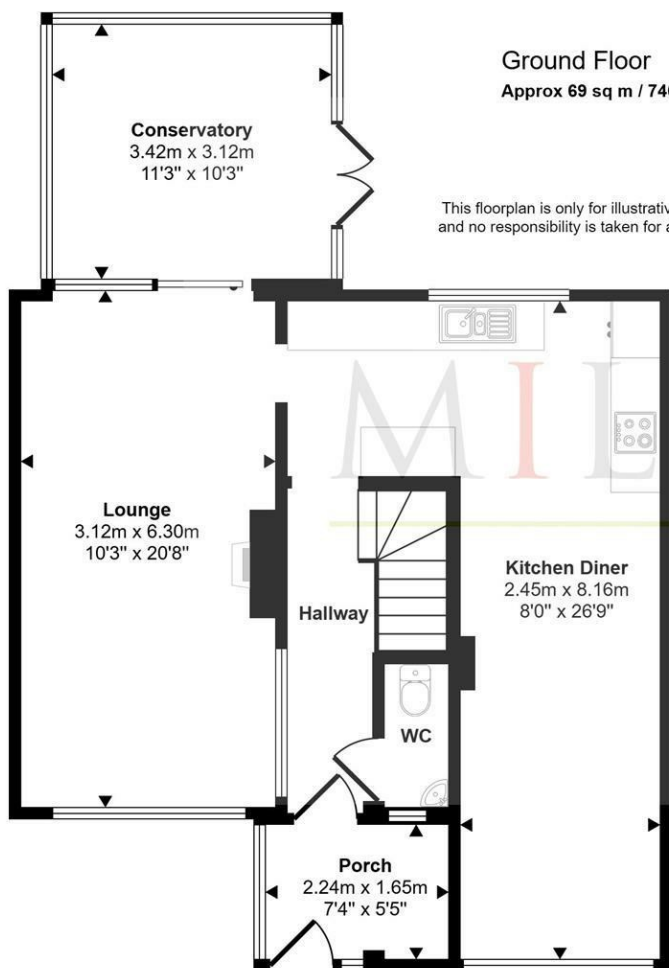
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£2,195 Per Calendar Month

- SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- LANDSCAPED GARDEN WITH SHED
- DRIVEWAY FOR 2 CARS
- CLOSE TO PRIMARY SCHOOL
- QUIET CUL-DE-SAC
- WHITE GOODS INCLUDED
- UNFURNISHED BASIS
- AVAILABLE 31ST MAY 2025



MILLERS
LETTINGS



Approx Gross Internal Area
117 sq m / 1256 sq ft

Property Dimensions

GROUND FLOOR

Porch	7'4" x 5'5" (2.24m x 1.65m)
Kitchen/Diner	8'0" x 26'9" (2.45m x 8.16m)
Lounge	10'2" x 20'8" (3.12m x 6.30m)
Conservatory	11'2" x 10'2" (3.42m x 3.12m)

FIRST FLOOR

Bathroom	8'3" x 5'7" (2.52m x 1.71m)
Bedroom one	10'3" x 7'3" (3.14m x 2.22m)
Bedroom two	11'4" x 13'10" (3.46m x 4.22m)

Bedroom three 13'6" x 10'9" (4.13m x 3.28m)

EXTERNAL AREA

Rear Garden

Shed

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 31st May 2025 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is D



Directions

Start: Millers Estate Agents & Letting Agents in Epping, High Street, Epping CM16 4BP, UK Head northeast on High St/B1393 toward Star Ln Continue to follow B1393 - Turn right onto The Plain/B181 - At the roundabout, take the 3rd exit onto High Rd/A414 Continue to follow A414 - At The Four Wantz, take the 3rd exit onto High St 7.7 Continue onto Coopers Hill - Turn right onto Green Walk - Turn right onto Woodland Way Destination will be on the left: 73 Woodland Way, Ongar, Essex CM5 9ES, UK Total time: 16 mins 39s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.